

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 11, 2002*

Council Chambers  
Phone 229-6301

400 Stewart Avenue  
TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**  
**RICHARD W. TRUESDELL, VICE CHAIRMAN**  
**MICHAEL BUCKLEY**  
**STEVEN EVANS**  
**BYRON GOYNES**  
**LAURA McSWAIN**  
**STEPHEN QUINN**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **June 13, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0040-02 - SOLANO AT THE VISTAS - WOODSIDE HOMES - Request for a Tentative Map for 133 lots on 22.62 acres located adjacent to the west side of Vista Run Drive, approximately 800 feet south of Alta Drive (APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
2. TM-0041-02 - CAPRI AT THE VISTAS - KB HOME NEVADA - Request for a Tentative Map for 151 lots on 24.80 acres adjacent to the east side of Desert Foothills Drive, approximately 1,985 feet north of Charleston Boulevard ( APN: 137-22-000-005), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. TM-0042-02 – SOMERSET – KB HOME NEVADA - Request for a Tentative Map for 177 lots on 25.7 acres located adjacent to the west side of Vista Run Drive, approximately 800 feet north of Charleston Boulevard (APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
4. Z-0005-00(1) - UNITED STATES POSTAL SERVICE - Request for an Extension of Time of an Approved Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) of 4.93 acres located adjacent to the northeast corner of Jones Boulevard and Azure Drive (APN: 125-25-101-012), [PROPOSED USE: UNITED STATES POST OFFICE], Ward 6 (Mack).
5. U-0200-00(1) - RAUL GIL, ET AL - Request for a Reinstatement and Extension of Time of an Approved Special Use Permit which allowed a Restaurant Service Bar in conjunction with an existing restaurant (CASA DON JUAN) and proposed expansion thereof at 1202-1204 South Main Street (APN: 162-03-110-132) C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

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#### B. PUBLIC HEARING ITEMS:

6. ABEYANCE - TM-0038-02 - TERRA BELLA - COLEMAN-TOLL, LIMITED PARTNERSHIP - Request for a Tentative Map and a waiver of the perimeter retaining wall height standard to allow a retaining wall measuring 9 feet in height on the east perimeter of the property FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.4 acres adjacent to the southeast corner of Farm Road and Grand Canyon Drive (APN: 125-18-701-001, 002, 003, 005 and 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
7. ABEYANCE - V-0032-02 - RANCHO SANTA FE, LIMITED - Request for a Variance TO ALLOW 696 PARKING SPACES WHERE 1,149 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED HAIR SALON (FAST CUTS), located at 5081 North Rainbow Boulevard #106 (APN: 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Mack).
8. ABEYANCE - Z-0075-91(13) - MOUNTAIN SPA RESORT ET AL ON BEHALF OF PULTE HOME - Request for a Site Development Plan Review for a REVISED MASTER DEVELOPMENT PLAN CONTAINING 1873 LOTS ON 635.80 ACRES (SILVERSTONE RANCH), generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west (APN's: MULTIPLE), R-PD3 (Residential Planned Development - 3 Units per Acre) and C-1 (Limited Commercial) Zones, Ward 6 (Mack).
9. TA-0017-02 - CITY OF LAS VEGAS - Discussion and possible action to amend the City of Las Vegas Zoning Code Title 19A.06.100 A to expand the boundaries of the Downtown Casino Overlay District Special Signage Sub-district to include the area bounded by Mesquite Avenue on the north, Ogden Avenue to the south, Casino Center Boulevard to the east, and Main Street to the west, Ward 5 (Weekly).
10. TM-0039-02 - PARADISE MEADOWS II - D.R. HORTON - Request for a Tentative Map for 38 lots on 12.5 acres located adjacent to the northeast corner of Deer Springs Way and Bradley Road (APN's 125-24-604-004 and 007), R-1 (Single-Family Residential) Zone, Ward 6 (Mack).
11. GPA-0013-02 - WEST SAHARA PROPERTY MANAGEMENT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: O (Office) on 2.81 acres located adjacent to the northwest corner of Sahara Avenue and Tomsik Street, (APN's: 163-04-407-001 and 002), Ward 1 (M. McDonald).

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12. **Z-0035-02 - WEST SAHARA PROPERTY MANAGEMENT** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) and PROPOSED O (Office) General Plan Designations] TO: C-1 (Limited Commercial) and O (Office) of 10.00 acres located adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN's: 163-04-407-001 and 002), PROPOSED USE: RETAIL/OFFICE COMPLEX, Ward 1 (M. McDonald).
13. **Z-0035-02(1) - WEST SAHARA PROPERTY MANAGEMENT** - Request for a Site Development Plan Review and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 81,291 SQUARE FOOT RETAIL/OFFICE COMPLEX on 10.00 acres located adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN's: 163-04-407-001 and 002), U (Undeveloped) Zone [SC (Service Commercial) and PROPOSED O (Office) General Plan Designations] [PROPOSED C-1 (Limited Commercial) and O (Office) Zones], Ward 1 (M. McDonald).
14. **GPA-0014-02 - WEST CHARLESTON BOULEVARD – DUNEVILLE STREET, LIMITED PARTNERSHIP ON BEHALF OF EXECUTIVE DEVELOPMENT CORPORATION** - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 8.35 acres located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004), Ward 1 (M. McDonald).
15. **Z-0037-02 - WEST CHARLESTON BOULEVARD – DUNEVILLE STREET, LIMITED PARTNERSHIP ON BEHALF OF EXECUTIVE DEVELOPMENT CORPORATION** - Request for a Rezoning of 8.35 acres FROM: C-2 (General Commercial) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: R-3 (Medium Density Residential) on property located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004); PROPOSED USE: 192-UNIT APARTMENT COMPLEX, Ward 1 (M. McDonald).
16. **V-0041-02 - WEST CHARLESTON BOULEVARD – DUNEVILLE STREET, LIMITED PARTNERSHIP ON BEHALF OF EXECUTIVE DEVELOPMENT CORPORATION** - Request for a Variance TO ALLOW APARTMENT BUILDINGS TO BE THREE STORIES AND 38 FEET IN HEIGHT WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED within the R-3 (Medium Density Residential) Zone on property located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-3 (Medium Density Residential)], Ward 1 (M. McDonald).

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17. **Z-0037-02(1) - WEST CHARLESTON BOULEVARD – DUNEVILLE STREET, LIMITED PARTNERSHIP ON BEHALF OF EXECUTIVE DEVELOPMENT CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 192-UNIT 3-STORY, APARTMENT COMPLEX on 8.35 acres located adjacent to the south side of Charleston Boulevard, approximately 195 feet east of Jones Boulevard (APN's: 163-01-102-003 and 004), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED R-3 (Medium Density Residential)], Ward 1 (M. McDonald).
18. **GPA-0015-02 - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) and SC (Service Commercial) land use designations TO: O (Office) on 4.61 acres located adjacent to the north side of Sahara Avenue, approximately 333 feet west of Buffalo Drive (APN: 163-04-806-001), Ward 1 (M. McDonald).
19. **Z-0038-02 - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations] TO: O (Office) of 4.61 acres located adjacent to the north side of Sahara Avenue, approximately 333 feet west of Buffalo Drive (APN: 163-04-806-001), PROPOSED USE: PROFESSIONAL OFFICES, Ward 1 (M. McDonald).
20. **Z-0038-02(1) - CORONADO BAY/SAHARA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 52,800-SQUARE-FOOT PROFESSIONAL OFFICE COMPLEX on 4.61 acres located adjacent to the north side of Sahara Avenue, approximately 333 feet west of Buffalo Drive (APN: 163-04-806-001), U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations], PROPOSED: O (Office), Ward 1 (M. McDonald).
21. **GPA-0017-02 - GIBBS FAMILY TRUST ON BEHALF OF MIKE HELMER** - Request to amend a portion of the Southeast Sector of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 10.32 acres located adjacent to the south side of Owens Avenue, approximately 660 feet west of Lamb Boulevard (APN: 140-30-503-002), Ward 3 (Reese).
22. **Z-0040-02 - GIBBS FAMILY TRUST ON BEHALF OF MIKE HELMER** - Request for a Rezoning of 10.32 Acres located adjacent to the south side of Owens Avenue, approximately 660 feet west of Lamb Boulevard (APN: 140-30-503-002), From: R-E (Residence Estates) To: R-3 (Medium Density Residential), [PROPOSED USE: 224-UNIT APARTMENT COMPLEX], Ward 3 (Reese).

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23. **GPA-0018-02 -NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a General Plan Amendment FROM: R (Rural) TO: L (Low Density Residential) of 3.98 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), Ward 3 (Reese).
24. **Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Rezoning FROM: R-E (Residential Estates) TO: R-PD5 (Residential Planned Density, 5 Units per Acre) of 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).
25. **Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 20-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres, located adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), PROPOSED: R-PD5 (Residential Planned Density- 5 Units per Acre) Zone, Ward 3 (Reese).
26. **Z-0054-02 - NELLIS LAND COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).
27. **Z-0054-02(1) - NELLIS LAND COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 3 (Reese).
28. **Z-0034-02 - GRAND TETON THOM, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF THOMAS W. FEHRMAN** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units per Acre) of 7.49 acres located adjacent to the west side of Thom Boulevard, approximately 660 feet north of Grand Teton Road (APN's: 125-12-801-018 & 019), PROPOSED USE: SINGLE-RESIDENTIAL, Ward 6 (Mack).
29. **Z-0034-02(1) - GRAND TETON THOM, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF THOMAS W. FEHRMAN** - Request for a Site Development Plan Review FOR A PROPOSED 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.49 acres located adjacent to the west side of Thom Boulevard, approximately 660 feet north of Grand Teton Road (APN's: 125-12-801-018 & 019), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units per Acre)], Ward 6 (Mack).



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30. **Z-0036-02 - FRANK L. NAPOLITANI AND THERESE M. NAPOLITANI** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: P-R (Professional Office and Parking) of 0.16 acres located at 610 South 7th Street (APN: 139-34-810-003), Ward 5 (Weekly).
31. **Z-0036-02(1) - FRANK L. NAPOLITANI AND THERESE M. NAPOLITANI** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 1,497 SQUARE FOOT OFFICE BUILDING CONVERSION on 0.16 acres at 610 South 7th Street (APN: 139-34-810-003), R-1 (Single-Family Residential) Zone, [PROPOSED P-R (Professional Office and Parking)], Ward 5 (Weekly).
32. **Z-0042-02 - NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) of 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), Ward 4 (Brown).
33. **Z-0042-02(1) NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
34. **V-0034-02 - THOMAS DEBOARD AND ANNA F. DEBOARD** - Request for a Variance TO ALLOW A SIX-FOOT TALL SOLID BLOCK WALL WITHIN THE FRONT YARD WHERE A TWO-FOOT SOLID BLOCK WALL IS THE MAXIMUM HEIGHT ALLOWED on property located at 3404 North Decatur Boulevard (APN: 138-12-710-074), R-E (Residence Estates) Zone, Ward 6 (Mack).
35. **V-0035-02 - TJP LIMITED PARTNERSHIP ON BEHALF OF CASPIAN MARKET** - Request for a Variance to allow 26 parking spaces where 42 spaces are required in conjunction with a proposed market and restaurant located at 2101 South Decatur Boulevard (APN's: 163-01-708-003 and 004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
36. **V-0036-02 - CHARLES J. PHOENIX TRUST** - Request for a Variance TO ALLOW 3 PARKING SPACES WHERE 38 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED MINOR AUTOMOTIVE REPAIR FACILITY (A BEST AUTO) located adjacent to the southwest corner of Charleston Boulevard and Vista Drive (APN: 162-06-510-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).



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37. **SD-0029-02 - CHARLES J. PHOENIX TRUST** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 6,509-SQUARE-FOOT MINOR AUTOMOTIVE REPAIR FACILITY (A BEST AUTO) located adjacent to the southwest corner of Charleston Boulevard and Vista Drive (APN: 162-06-510-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
38. **V-0037-02 - I AND K HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Variance to allow three parking spaces where the proposed uses require 14 parking spaces on property located at 2111 South Maryland Parkway (APN: 162-02-410-072), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
39. **V-0038-02 - I AND K HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Variance to allow an existing building zero feet from the side property line, where five feet is the minimum setback required on property located at 1205 Exley Avenue (APN: 162-02-410-071), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).
40. **U-0073-02 - I AND K HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit TO ALLOW A PSYCHIC ARTS BUSINESS on property located at 2111 South Maryland Parkway (APN: 162-02-410-072), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. **U-0067-02 - ATS 1998 TRUST, ET AL ON BEHALF OF MULUGETA BOUR** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED MARKET (4TH STREET MARKET) located at 113 North Fourth Street (APN: 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).
42. **U-0068-02 - BOYD GAMING CORPORATION ON BEHALF OF LAS VEGAS EVENTS CENTER** - Request for a Special Use Permit TO ALLOW A PROPOSED SPORTS/EVENTS ARENA, located adjacent to the northeast corner of Main Street and Stewart Avenue (APN's: 139-27-405-001, 002 and 139-27-411-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Weekly).
43. **SD-0027-02 - BOYD GAMING CORPORATION ON BEHALF OF LAS VEGAS EVENTS CENTER** - Request for a Site Development Plan Review FOR A PROPOSED 207,935-SQUARE-FOOT SPORTS/EVENTS ARENA located adjacent to the northeast corner of Main Street and Stewart Avenue (APN's: 139-27-405-001, 002 and 139-27-411-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Weekly).

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44. **U-0069-02 - PAIGE GROSS AND N&M YAHRAUS TRUST ON BEHALF OF GLORIA PULIDO** - Request for a Special Use Permit to allow a proposed BANQUET FACILITY located at 4250 East Bonanza Road, Suite 10 (APN: 140-30-802-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
45. **U-0070-02 - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC.** - Request for a Special Use Permit TO ALLOW OPEN AIR VENDING AND DISPLAYS IN CONJUNCTION WITH A PROPOSED NEIGHBORHOOD MARKET located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
46. **U-0071-02 - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC.** - Request for a Special Use Permit TO ALLOW PACKAGED LIQUOR SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED NEIGHBORHOOD MARKET located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
47. **Z-0108-88(15) - ALTA MIRA COMMERCIAL LIMITED PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC.** - Request for a Site Development Plan Review TO ALLOW A PROPOSED 39,910 SQUARE-FOOT WAL-MART NEIGHBORHOOD MARKET on 8.17 acres located adjacent to the northeast corner of Craig Road and Jones Boulevard (APN: 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
48. **Z-0024-99(42) - B & B TRUST, ET AL ON BEHALF OF KB HOME OF NEVADA, INC.** - Request for a Major Modification to the Lone Mountain West Master Plan TO ADD APPROXIMATELY 15.91 ACRES TO THE MASTER PLAN AREA AND TO DESIGNATE THESE PARCELS FOR MEDIUM-LOW (UP TO 12 DWELLING UNITS PER ACRE) LAND USES located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN's: 137-01-101-006, 007 & 008), Ward 4 (Brown).
49. **Z-0067-99(1) - B & B TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 148-UNIT SINGLE-FAMILY CLUSTER DEVELOPMENT on 15.91 acres located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN's: 137-01-101-006, 007 & 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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50. **SD-0026-02 - STEVE A. PHILLIPS AND RAYNELL PHILLIPS** - Request for a Site Development Plan Review FOR SITE IMPROVEMENTS IN CONJUNCTION WITH TEMPORARY SALES located at 6651 West Charleston Boulevard (APN: 163-02-104-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (M. McDonald).
51. **VAC-0044-02 - SUMMIT HOLDINGS LIMITED LIABILITY COMPANY, ET AL** - Petition to vacate U.S. Government Patent Reservations and portions of Right-Of-Way generally located adjacent to the southeast corner of Alexander Road and the Western Beltway, Ward 4 (Brown).
52. **VAC-0046-02 - ANDREW GORDON** - Petition to vacate a 20-foot wide public drainage easement located at 1016 Salem Rose Court, Ward 2 (L.B. McDonald).
53. **VAC-0047-02 - PERMA-BILT** - Petition to vacate U.S. Government Patent Reservations generally located adjacent to the southeast corner of Grand Canyon Drive and Severence Lane, Ward 6 (Mack).
54. **VAC-0048-02 - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY** - Petition to vacate a 20-foot wide public sewer easement generally located south of Alexander Road, east of Tenaya Way, Ward 4 (Brown).
55. **VAC-0049-02 - RICHMOND AMERICAN HOMES** - Petition to vacate an unnamed Right-Of-Way generally located adjacent to the north side of Elkhorn Road, between Decatur Boulevard and Thom Boulevard, Ward 6 (Mack).
56. **VAC-0050-02 - B & B TRUST, ET AL** - Petition of vacation to vacate U.S. Government Patent Reservations and a portion of the Barden Road Right-Of-Way generally located east of Cliff Shadows Parkway, between Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).
- C. **NON PUBLIC HEARING ITEMS:**
57. **Z-0020-97(37) - UNIVERSITY MEDICAL CENTER** - Request for a Site Development Plan Review; a waiver of the required perimeter and parking lot landscaping; and a waiver of certain Medical District Design Standards FOR A PROPOSED 204-SPACE PARKING LOT on 1.68 acres located at 625 Tonopah Drive, 2008 and 2012 Valerie Street and 720 Rose Street (APN: 139-33-302-028 through 030 and 032, PD (Planned Development) Zone, Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 11, 2002**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

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58. **Z-0075-90(21) - FARM AND ALEXANDER PROPERTIES ON BEHALF OF CITY DEVELOPMENT GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 7,011-SQUARE FOOT RETAIL BUILDING on 4.84 acres located on the southwest corner of Farm Road and Cimarron Road (APN: 125-16-318-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**D. DIRECTORS BUSINESS:**

59. **ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS** - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

60. **ABEYANCE - DB-0009-02 - CITY OF LAS VEGAS** - Appointment of one (1) Planning Commissioner to fill an upcoming vacancy on the Centennial Hills Architectural Review Committee.

61. **DB-0003-02 - CITY OF LAS VEGAS** - Discussion and possible action to amend the City of Las Vegas zoning code by creating Title 19A.06.120 Downtown Entertainment Overlay District to create special standards within a Special Sub-district of the geographic area of that overlay district, bounded by Las Vegas Boulevard on the west; Ogden Avenue on the north; 8th Street on the east; and by Carson Avenue on the south, APN: (Multiple); Ward 5 (Weekly).

**E. CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**